

Single Family Residence **RESIDENTIAL**

38440 ROW RIVER RD

DORENA, OR 97434

\$510,450 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,580 ft²
LIVING AREA

2.38 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

VALUATION

\$510K

\$494K low

\$527K high

Last Sale

\$450,000 · Jun 21, 2022

Est. Owner Equity

\$105,450

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,469 (2025)
Assessed Value	\$199,910
Previous Assessed	\$194,088
Assessor Market Value	\$499,645

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	2.38
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2022	Resale	Warranty Deed	\$450,000	\$285	\$405K
Dec 9, 2020	Resale	Warranty Deed	\$399,000	\$253	\$339K
Mar 28, 2014	Financing	Intrafamily Transfer			\$225K
May 30, 2007	Resale	Warranty Deed	\$135,000	\$85	
May 30, 2007	Resale	Grant Deed	\$135,000	\$85	
Dec 11, 2006	Financing	Trustees Deed			\$20K
Oct 3, 2003	Resale	Grant Deed	\$53,000	\$34	\$44K
Aug 31, 1998	Resale	Grant Deed	\$18,000	\$11	\$18K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dorena School	Elementary	KG–8	4.0 mi
Cottage Grove High School	High	9–12	13.8 mi

District: South Lane School District 45j

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 97434

123 CRIME INDEX	115 AIR POLLUTION	742 POPULATION	\$49K MEDIAN IN-COME	49°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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